



St Christophers Close
Great Missenden | Buckinghamshire

£870,000 subject to contract
Freehold



Larkfield

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Located on this highly desirable quiet residential cul de sac, we offer this extended four bedroom detached house backing onto Little Kingshill's arboretum. A large wrap around, open plan sitting room/ conservatory/ kitchen and the addition of a study downstairs makes this house ideal for spacious family living.

- Four double bedrooms and two bathrooms
- Double glazing and gas fired central heating
- Own driveway and garage/store room
- Large garden backing onto the arboretum
- Open plan sitting room/conservatory/kitchen
- Study
- Sole agent

Ground floor

Entrance porch – Coir mat, double glazed front door.

Entrance hall – Oak engineered wood floor, stairs rising to the first floor, radiator, dado rail, spotlights.

Downstairs cloakroom WC – Modern matching white suite, low flush WC, wash hand basin, ceramic tiled floor.

Study – Wood effect laminate floor, radiator.

Utility room – Matching base units and wall cabinets, worktop with inset white sink unit with single drainer and mixer tap, plumbing for washing machine, space for condensing tumble dryer, ceramic tiled floor.

Sitting room – Dual aspect, Oak engineered wood floor, two radiators, storage cupboards, colonial style window shutters, spotlights, sliding double glazed patio doors to a large new PVC double glazed Conservatory set across the rear of the house.



Conservatory – Two sets of double-glazed double doors.

Garden room – Wood effect luxury vinyl floor, radiator.

Open plan kitchen/breakfast room – Radiator, ceramic tiled floor, double glazed double doors to the rear garden.

Kitchen – Fitted with a range of matching base units and wall cabinets, worktop with white sink unit with single drainer and mixer tap, plumbing for dishwasher space for electric cooker, spotlights.

First floor

Landing – Fitted carpet, access to loft via pull-down ladder, colonial style window shutter, spotlights.

Principal bedroom – Dual aspect, fitted carpet, radiator, wall lights, window shutters.

Ensuite – Matching suite comprising shower cubicle, low flush WC, wash hand basin with marble surround with mixer tap and cupboards under, extractor fan, vinyl floor, chrome vertical heated towel rail, spotlights.

Bedroom two – Fitted carpet, radiator, colonial style window shutters.

Family bathroom – Modern matching white suite comprising panel bath, low flush WC, pedestal wash hand basin, shower cubicle, stone effect vinyl floor, extractor fan, chrome vertical heated towel rail, spotlights.

Bedroom three – Fitted carpet, radiator.

Bedroom four – Fitted carpet, radiator, airing cupboard housing hot water tank, wall mounted gas central heating boiler.



Outside

Front – Brick paved driveway providing off-street parking for several cars, remainder of garden is mainly laid to lawn with well-stocked flower and shrub borders, side pedestrian access to rear garden.

Rear – Mainly laid to lawn, well stocked flower and shrub borders backing onto the arboretum, large sun terrace, outside light, outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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